




# Aerial View

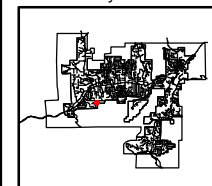
Parcel  
#408-11-243A &  
#408-11-439  
Foothills South  
Racquet Club  
Amendment

-  Parcel #408-11-243A & #408-11-439
-  Parcel Boundary
-  Street Centerline



0 20 40 Feet

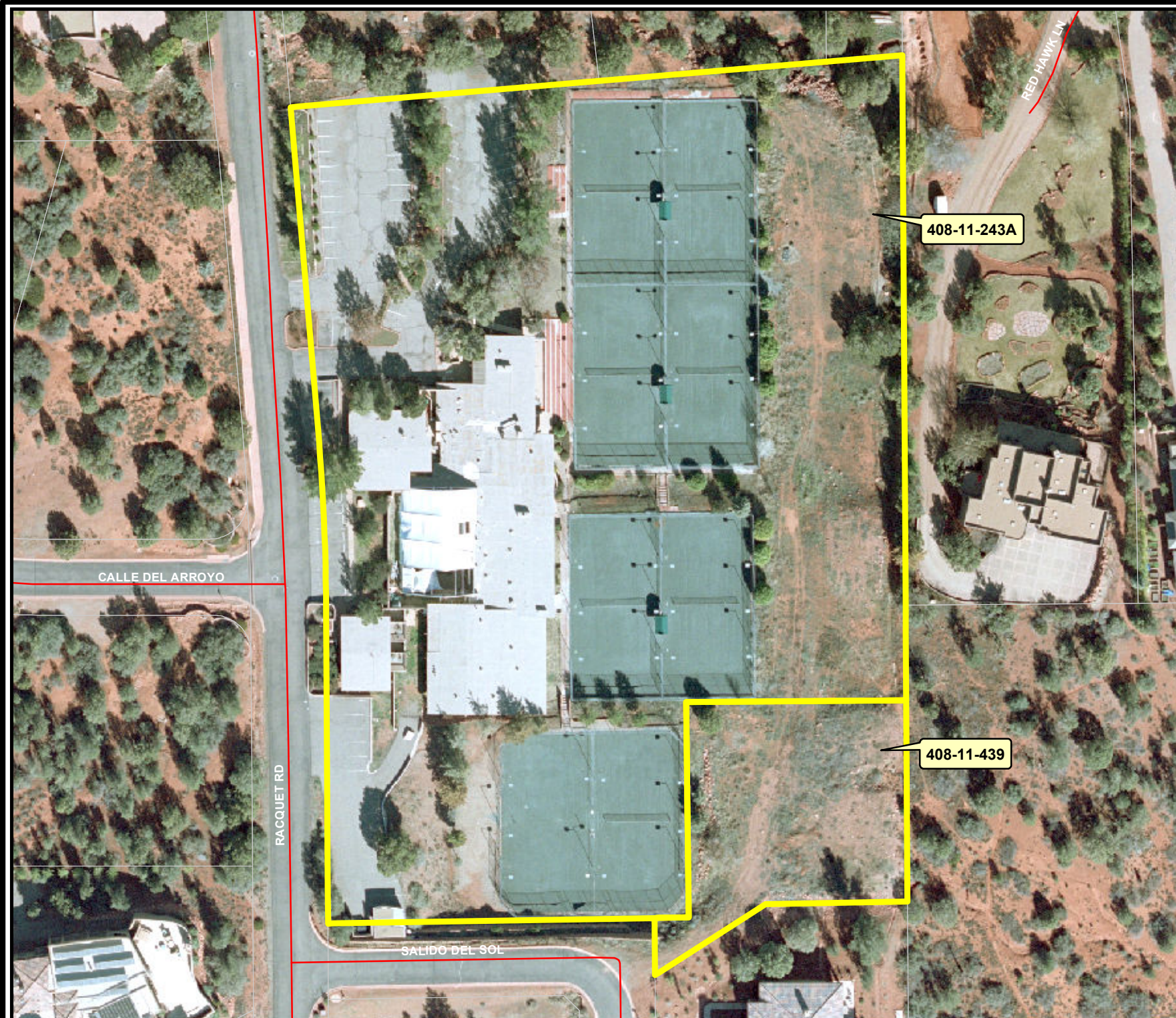
City Index



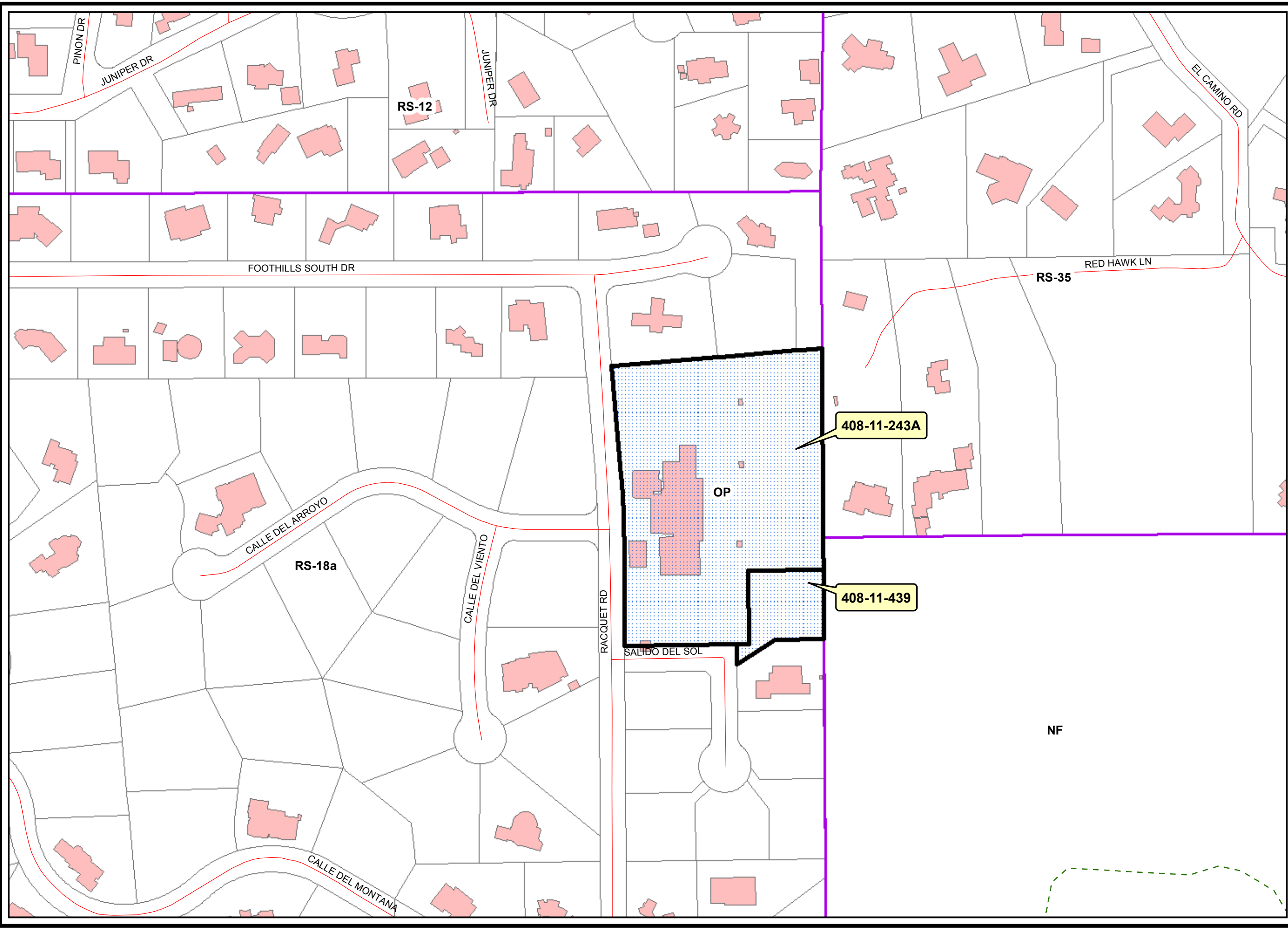
GIS, City of Sedona  
05/23/2016  
g:\pubreq\projects\sec/  
foothills\ca\mxd\408-11-243A\_439\_aerial.mxd



This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty of fitness is implied. The information is provided on an "as is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.







Vicinity Map

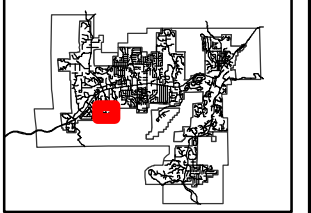
Parcel #  
408-11-243A &  
408-11-439  
Foothills South  
Racquet Club  
Amendment

- Parcel #  
408-11-243A &  
408-11-439
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline



0 60 120 Feet

City Index



# Project Application



## City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336  
(928) 282-1154 • Fax: (928) 204-7124

The following application is for:

☐ Conceptual Review

☐ Final Review

☐ Appeal

☐ Time Extension

☐ Development Review

☐ Subdivision

☐ Variance

☐ Conditional Use Permit

☐ Zone Change

☐ Major Community Plan Amendment

☐ Minor Community Plan Amendment

<b>PROJECT CONTACT:</b>		Phone:		App. #:	
Address:		Cell Phone:		Date Rec'd:	
E-mail:		Fax:		Rec'd by:	
<b>PROJECT NAME:</b>		Parcel #:		Fee Pd:	
Project Address/ Location:		Acres:		Zoning:	

Project Description:	
----------------------	--

<b>OWNER NAME:</b>		<b>APPLICANT NAME:</b>	
Address:		Company Name:	
Phone:		Address:	
Cell Phone:		Phone:	
E-mail:		Cell Phone:	
		E-mail:	
<b>ARCHITECT/ ENGINEER:</b>		<b>AUTHORIZED AGENT/OTHER:</b>	
Company Name:		Company Name:	
Address:		Address:	
E-mail:		E-mail:	
Phone:		Phone:	
Cell Phone:		Cell Phone:	
ID #/Exp. Date:			
City Business License #:			



**SOUTHWESTERN  
ENVIRONMENTAL  
CONSULTANTS, INC.**

E-mail: [info@sec-landmgt.com](mailto:info@sec-landmgt.com)  
[www.sec-landmgt.com](http://www.sec-landmgt.com)

CORPORATE OFFICE:  
20 STUTZ BEACRCAT DRIVE #6  
SEDONA, ARIZONA 86336  
(928) 282-7787  
Fax: 282-0731

BRANCH OFFICE:  
825 COVE PARKWAY  
COTTONWOOD, ARIZONA 86326  
(928) 634-5889  
Fax: 634-2222

ADDITIONAL LOCATIONS:  
PRESCOTT, ARIZONA  
COUNCIL, IDAHO

June 2, 2016

City of Sedona Community Development Department  
102 Roadrunner Drive  
Sedona, Arizona 86336

Re: Letter of Intent for the redevelopment of Assessor's Parcel Number 408-11-243A also formerly known as the Sedona Racquet Club located within the gated community of Foothills South. The redevelopment will require a Major Community Plan Amendment from public/semi-public to low density residential use and a Zone Change from OP to RS-18A.

To Whom It May Concern

Elevations at Foothills South, LLC is proposing to change the zoning of the above identified property from OP to RS-18A and to move toward the creation of an additional 9 residential lots on this 4.43 acre parcel. The new zoning will be the same as the zoning covering the rest of the Foothills South subdivision and the 9 new lots will be subject to the same CC&R's that govern Foothills South.

Converting the zoning of the parcel from Office Professional (OP) to Residential (RS-18a) will require a major amendment to the Sedona Community Plan. Much of the remainder of this letter will cover the community benefits of the change. Other reasons we believe that the zone change is warranted are the existing zoning does not in fact cover the current use and that the office professional zoning is inconsistent with a gated, residential community.

#### HISTORY

The Sedona Racquet Club was created concurrently with recordation of the Foothills South Subdivision during a period when playing tennis was significantly more popular than it is today. The racquet club enjoyed a period of relatively consistent use and even hosted some minor league WTA professional tennis events. However the racquet club never proved to be financially sustainable and it went through several bankruptcies including a fatal one that occurred during the recent financial crisis. The residents of Foothills South, whether they played tennis or not, witnessed the slow disintegration of the property and became concerned that it could be purchased by outsiders and developed for a purpose that was completely incompatible with their perception of a quiet, gated community. For this reason a number of residents and members of the HOA Board of Directors banded together; formed an LLC; raised the necessary cash; and purchased the property out of Chapter 11. The applicants have met with and consulted with many of the residents of Foothills South and believe that the proposed actions are consistent with the desires of the immediate community.

#### PROJECT STATISTICS

These statistics assume the new housing will be comparable to existing homes built within the Foothills South subdivision.

Overall Parcel	192,971 sf		
Roadway	13,490 sf	=	7%
Homes	34,500 sf	=	<u>18%</u>
Total Coverage			25%

#### THE COMMUNITY PLAN

Although the parcel is zoned OP it is identified on Land Use Maps in the Community Plan as public / semi-public. The reasons that the applicant believes that both the existing zoning and the Community Plan Land Use designation are inconsistent uses for this parcel include.

1. It is located at the back of a gated, low density, residential community.
2. The primary access road to the site from SR89A is a low speed, privately maintained, residential street with single family homes along both sides.
3. There is no traffic signal at the intersection of Foothills South Drive and SR89A.
4. The community gates restrict physical access to the parcel and are not open to the general public.

This proposal envisions changing the incompatible existing zoning and use designation and converting the property to a low density, single family, residential use that is compatible with the rest of the Foothills South Community. The parcel is not included in a community focus area in the current Community Plan. As stated above, access and zoning restrictions limit specific community benefits to the general community benefits summarized in the Community Plan.

#### Community Benefits

*Key considerations from the Community Plan include:*

##### *Preservation and enhancement of natural vegetation, open space and view corridors*

The entire site has been heavily impacted by construction of buildings, parking lots, tennis courts, and other facilities. The Foothills South CC&R's encourage natural landscaping within the subdivision. Repurposing the property for low density residential use will enable a return of much of the area to a naturally landscaped state.

The houses to be built on the proposed lots will generally be lower in elevation than most of those around them thereby not unduly impacting existing view corridors.

##### *The preservation and renewal of older neighborhoods is an important consideration for retaining a mix of housing types as well as community character and history*

The original Foothills subdivisions were created in the early 1970's and have since grown and developed along with the rest of Sedona. Over the years Foothills South has developed a reputation for having a very eclectic group of architectural styles. Unique and interesting architectural designs that comply with existing City guidelines have been and will continue to be welcomed.



***Growth is inevitable...it's planning that makes the difference.***

*Underground of overhead utility lines*

All utilities will be underground.

There is also an anticipated significant reduction in demand for water and sewer services between the existing and proposed uses. The removal of the two existing spas, the industrial kitchen and the reduction in numbers of people utilizing facilities should both reduce the demand for water and reduce the amount of sewage sent to the city's wastewater treatment facility.

*Discourage unregulated access to National Forest Lands from residential neighborhoods*

A short section of the property boundary is adjacent to the Coconino National Forest. The proposed low density zoning is compliant with the stated goals of the community plan for properties adjacent to the national forest. Maximum setbacks adjacent to the National Forest will be preserved and unregulated access to the Forest from existing parking lots will be eliminated.

*Encourage and support social and interest events other than official meetings to bring people together within the community*

The desire of the local community to see the property re imagined in a way that is consistent with their existing lifestyle has brought the residents together on many levels.

*Provide appropriate land use options to minimize highway travel.*

Access to Foothills South is via a single, un-signalized intersection with SR89A. During its most active times the Club hosted approximately 250 visits per day. By converting the properties use to residential there will be a significant reduction in trips both within the residential subdivision and at its only access point to SR89A.

**CONCLUSION**

In a general sense and among other considerations, the Sedona Community Plan attempts to set a path that melds together the creation of active, livable, and enjoyable residential neighborhoods with community experiences that appeal to both residents and visitors. One of the most difficult aspirations of this effort is allowing residents to develop their own neighborhood sense of place while still adhering to the larger scale goals established in the Community Plan. What the Elevations at Foothills South is attempting to do is allow and enable the residents of an older, relatively close knit residential community to decide what the future character of their neighborhood will be. The defined community benefits listed above are real. The intangible benefits associated with allowing the effected residents a controlling voice in their own neighborhood are also real. We believe that this proposal is compatible with both the intent and the spirit of the Sedona Community Plan and we request your concurrence in allowing its implementation.

Sincerely



Neil Johnson  
SEC Inc.



***Growth is inevitable...it's planning that makes the difference.***



**SOUTHWESTERN  
ENVIRONMENTAL  
CONSULTANTS, INC.**

E-mail: [info@sec-landmgt.com](mailto:info@sec-landmgt.com)  
[www.sec-landmgt.com](http://www.sec-landmgt.com)

CORPORATE OFFICE:  
20 STUTZ BEACRCAT DRIVE #6  
SEDONA, ARIZONA 86336  
(928) 282-7787  
Fax: 282-0731

BRANCH OFFICE:  
825 COVE PARKWAY  
COTTONWOOD, ARIZONA 86326  
(928) 634-5889  
Fax: 634-2222

ADDITIONAL LOCATIONS:  
PRESCOTT, ARIZONA  
COUNCIL, IDAHO

June 2, 2016

City of Sedona Community Development Department  
102 Roadrunner Drive  
Sedona, Arizona 86336

**PUBLIC PARTICIPATION PLAN**

The proposed redevelopment of the parcel formerly containing the now defunct racquet club is being driven by and is widely supported by the residents of Foothills South. The owner of record for this parcel is Elevations at Foothills South, LLC (Elevations). The owners of Elevations are homeowners in the Foothills South subdivision and/or they are members of the Foothills South HOA Board of Directors. They intent throughout this process is to maintain a constant open line of communications with their fellow residents. The Public Participation and Out Reach program will be implemented through the open availability of representatives of the developers and through a Public Open House process.

The Foothills South HOA has formed a committee comprised entirely of residents that is working closely with the owners of Elevations to help ensure comprehensive community input. The following individuals are members of the community and have agreed to make themselves available to answer questions and receive comments from residents throughout the process.

Ralph Young  
928-204-9764  
[elevationsfoothills@gmail.com](mailto:elevationsfoothills@gmail.com)

Burt Engley  
928-204-2355

Also available to answer questions is a representative of SEC Inc., the Planning and Engineering Firm for the project.

Neil Johnson  
928-282-7787 Ext 4211  
[njohnson@sec-landmgt.com](mailto:njohnson@sec-landmgt.com)

In addition to the dissemination of information within the Foothills South community, Elevations also plans to hold at least one public open house that will afford all citizens of Sedona an opportunity to review and comment upon the proposed development. The open house will include multiple, brief overview presentations followed by opportunities for questions and comments by the attendees. Drawings and presentation material that explains the proposed project will be available and representative(s) from Elevations, the Foothills South Community and SEC will attend to answer the

questions and to record the comments made by participants. After the completion of the public meeting the questions and comments received will be summarized in a written report that will be provided to City Staff in a timely manner.

The public open house will be announced via a mass mailing at least two weeks prior to the date of the meeting. All property owners of record and previously identified groups, individuals or entities identified by the City of Sedona as having a special interest in the Community Plan and Zone Change will be notified. The announcement contained in the mailing will be similar to the following sample letter.

Dear neighbor

As the current owner of the property formerly known as the Sedona Racquet club, Elevations at Foothills South would like to invite you and your neighbors to a public open house so we can present and explain our plans for the property. The Open House will be held on Week day, July TBD, 2016 between the hours of 3:00p.m. and 6:00p.m. at:

Saint Andrews Episcopal Church  
100 Arroyo Pinion Drive  
Sedona, Arizona

Elevations at Foothills South, LLC is a member owned and managed Limited Liability Company that was formed primarily by residents of the Foothills South Subdivision specifically to purchase the old racquet club property and thereby control its future development. As you may or may not know, the old racquet club had been struggling for many years and was falling into disrepair. It had been through several bankruptcies and the residents became concerned that the property, which is zoned OP (office-professional), could be purchased by outsiders and developed for a purpose that was completely incompatible with a quiet, gated community such as Foothills South. The proposed amendment to the Community Plan and Zone Change being requested reflect the desire of the majority of Foothills South home owners to re-zone the property to the same RS-18A zoning that covers the rest of the subdivision and create nine new residential lots.

The intent of this open house is to allow all Sedona residents an opportunity to review the concept, ask questions and have their comments and concerns heard and documented. If you are unable to attend the open house you can submit written comments to SEC, Inc., 20 Stutz Bearcat #6, Sedona, Arizona 86336.

Attached is a sketch showing the proposed location of the new lots. We look forward to seeing you at the open house.

Sincerely



Neil Johnson  
SEC Inc.



*Growth is inevitable...it's planning that makes the difference.*



CONCEPTUAL PLAT  
FOOTHILLS SOUTH, TRACT A  
CITY OF SEDONA

A PORTION of TRACT "A", FOOTHILLS SOUTH (UNIT ONE AMENDED)  
per PLAT RECORDED in Bk. 19 M.&P., Pgs. 18-19 and of LOT 8,  
FOOTHILLS SOUTH UNIT 4 per PLAT RECORDED IN Bk. 53 M.&P.,  
Pgs. 9-10, Y.C.R.O., all LOCATED in SE¼ SECTION 15, T.17N., R.5E.,  
G.&S.R.M., YAVAPAI COUNTY, ARIZONA

EXISTING ZONING  
OP

THIS DISTRICT IS INTENDED PRIMARILY FOR THE  
DEVELOPMENT OF PROFESSIONAL AND ADMINISTRATIVE  
OFFICES, WITH SETBACK, LANDSCAPING AND  
ARCHITECTURAL REQUIREMENTS DESIGNED TO MAKE  
THESE USES RELATIVELY COMPATIBLE WITH RESIDENTIAL  
USES.

PROPOSED ZONING  
RS-18a

MINIMUM LOT SIZE = 18,000 SQ. FT.  
MINIMUM LOT WIDTH AND DEPTH = 100 FT.  
MAXIMUM DWELLING UNITS PER ACRE = 2  
MAXIMUM LOT COVERAGE = 25%  
MINIMUM FRONT YARD SETBACK = 30 FT.  
MINIMUM REAR YARD SETBACK = 30 FT.  
MINIMUM INTERIOR SIDE YARD SETBACK = 10 FT.  
MINIMUM EXTERIOR SIDE YARD SETBACK = 15 FT.

LEGEND

PROPOSED PROPERTY LINE —————  
PROPOSED BUILDING ENVELOPE - - - - -

OWNER/DEVELOPER:

ELEVATIONS AT FOOTHILLS SOUTH LLC  
220 CALLE DEL NORTE  
SEDONA, ARIZONA 86336  
928-204-9764

ENGINEERS/LAND PLANNERS/SURVEYORS:

SEC, INC.  
20 STUTZ BEARCAT DRIVE #6  
SEDONA, ARIZONA 86336  
(928) 282-7787 FAX: (928) 282-0731  
REGISTRATION NUMBERS:  
P.E. 49109  
R.L.S. 40629

UTILITIES FURNISHED BY:

ELECTRIC - ARIZONA PUBLIC SERVICE  
NATURAL GAS - UNISOURCE ENERGY SERVICES  
TELEPHONE - CENTURYLINK COMMUNICATIONS  
EMERGENCY SERVICES - SEDONA FIRE DISTRICT  
SOLID WASTE DISPOSAL - WASTE MANAGEMENT  
WATER - ARIZONA WATER COMPANY  
WASTE WATER - CITY OF SEDONA

RACQUET ROAD

SALIDO DEL SOL

PROPOSED  
20' OF  
PAVEMENT  
WITH 2'  
WIDE  
CONCRETE  
CURB ON  
BOTH  
SIDES

PROPOSED  
RIGHT-OF-WAY

13  
GROSS AREA  
20,360± S.F.

12  
GROSS AREA  
19,488± S.F.

11  
GROSS AREA  
18,055± S.F.

14  
GROSS AREA  
18,105± S.F.

15  
GROSS AREA  
18,056± S.F.

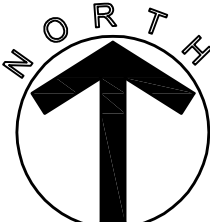
10  
GROSS AREA  
18,044± S.F.

9  
GROSS AREA  
19,880± S.F.

16  
GROSS AREA  
18,068± S.F.

17  
GROSS AREA  
18,102± S.F.

EXISTING  
LOT 8  
GROSS AREA  
.4739 ACRES  
20,643± S.F.



0 15 30 60  
SCALE IN FEET

NOTE:  
SURVEY COMPLETED BY LANDMARK ENGINEERING AND  
SURVEYING. TOPOGRAPHY PROVIDED BY KENNEY AERIAL  
MAPPING

NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY

FOOTHILLS SOUTH TRACT A  
CONCEPTUAL PLAT



20 STUTZ BEARCAT # 6  
SEDONA ARIZONA 86336  
(928) 282-7787

SITE MAP  
SHEET MAP  
LEGENDS & ABBREVIATIONS

DATE 04/1/2016	DRAWN NW, NJ	SHEET 1 OF 1
SCALE NO SCALE	CHECKED KG	Project No. 16-0303E



EXPIRES 3/31/2018

# \*\*\* LEGEND \*\*\*

- ⊙ - PREVIOUSLY SET 1/2" RE-BAR W/ PLASTIC CAP "LS 14184"
- - PREVIOUSLY FOUND 1/2" RE-BAR W/ NO IDENTIFICATION
- 3622 O.R. 553 - DOCUMENT RECORDED IN BOOK 3622, O.R. PAGE 553, Y.C.R.O.
- 19 M.&P. 18 - PLAT RECORDED IN BOOK 19, MAPS AND PLATS, PAGE 18, Y.C.R.O.
- (DEED) - DIMENSION PER DEED OF RECORD (3622 O.R. 553)
- (PLAT) - DIMENSION PER PLAT OF "FOOTHILLS SOUTH, UNIT ONE, AMENDED" (19 M.&P. 18)
- O.R. - OFFICIAL RECORDS
- Y.C.R.O. - YAVAPAI COUNTY RECORDER'S OFFICE
- SECTION MONUMENTS - FOUND B.L.M. BRASS CAPPED PIPES

# FINAL PLAT of **5319** **FOOTHILLS SOUTH, UNIT 4** a SUBDIVISION of a PORTION of TRACT A of FOOTHILLS SOUTH, UNIT ONE, AMENDED per PLAT RECORDED in BOOK 19, M.&P., PAGE 18, Y.C.R.O. LOCATED in the SE 1/4, Sec. 15, T.17N., R.5E., G.&S.R.M., YAVAPAI COUNTY, ARIZONA CITY of SEDONA SUB2001-2 & ZC2001-6 ORIGINAL ASSESSOR PARCEL # 408-11-243B

## **LANDMARK** ENGINEERING & SURVEYING, INC.

### \*\*\* SURVEYOR'S CERTIFICATE \*\*\*

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I  
 CERTIFY THAT THIS SURVEY WAS PERFORMED AND THIS PLAT WAS  
 PREPARED UNDER MY SUPERVISION AND TO NORMAL STANDARD  
 CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN THE  
 STATE OF ARIZONA.

*Don Schaefer* 2-3-05  
 Wm. TUD GRAHAM, T. R.L.S. DATE  
 ARIZONA REGISTRATION No. 14184



Date: February 3, 2005  
 Revisions:

Project Manager: T. Graham  
 Survey Crew:

C.A.D. by: B. J. J.  
 Checked by: T. Graham

Contour Interval: N.A.

Scale: 1" = 100'

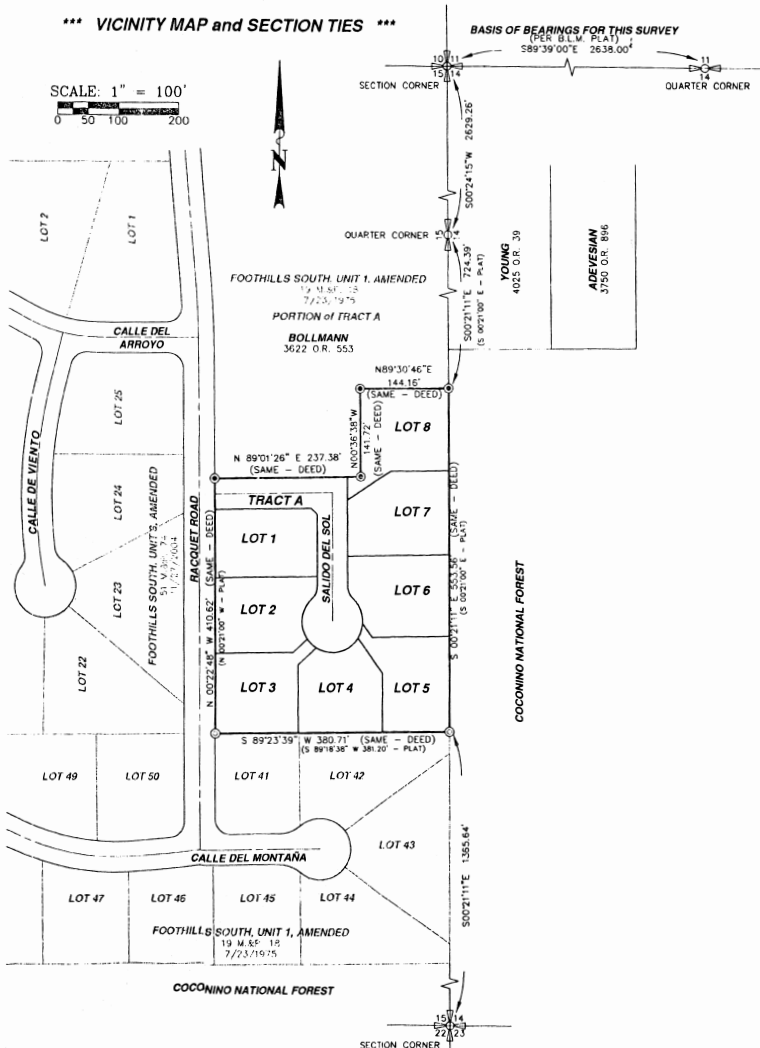
Project Name: 105002

File Name: 105002.dwg

Sheet: 1 of 2

Job No.: 105002

### \*\*\* VICINITY MAP and SECTION TIES \*\*\*



53110

**LANDMARK**  
ENGINEERING & SURVEYING, INC.

SEDONA  
P.O. BOX 1000  
SEDONA, AZ 86001



TUBA CITY  
P.O. BOX 1000  
TUBA CITY, AZ 86045

www.landmarkinc.com



**FINAL PLAT of**  
**FOOTHILLS SOUTH, UNIT 4**  
a SUBDIVISION of a PORTION of TRACT A of  
FOOTHILLS SOUTH, UNIT ONE, AMENDED per PLAT  
RECORDED in BOOK 19, M.&P., PAGE 18, Y.C.R.O.  
LOCATED in the SE $\frac{1}{4}$ , Sec. 15, T.17N., R.5E., G.&S.R.M.,  
YAVAPAI COUNTY, ARIZONA  
CITY of SEDONA SUB2001-2 & ZC2001-6  
ORIGINAL ASSESSOR PARCEL # 408-11-243B

Date:  
February 3, 2005  
Revisions:

Project Manager:  
T. Graham  
Survey Crew:

C.A.D. by:  
B. Giles  
Checked by:  
J. Graham

Contour Interval:  
N. A.  
Scale:  
1" = 30'

Project Name:  
105002

File Name:  
105002.dwg

Sheet:  
2 of 2

Job No.:  
105002

### \*\*\* LEGEND \*\*\*

- ⊙ - PREVIOUSLY SET  $\frac{1}{8}$ " RE-BAR W/ PLASTIC CAP "LS 14194"
- - PREVIOUSLY FOUND  $\frac{1}{8}$ " RE-BAR W/ NO IDENTIFICATION
- 3622 O.R. 553 - DOCUMENT RECORDED IN BOOK 3622, O.R. PAGE 553, Y.C.R.O.
- 19 M.A.P. 18 - PLAT RECORDED IN BOOK 19, MAPS AND PLATS, PAGE 18, Y.C.R.O.
- (DEED) - DIMENSION PER DEED OF RECORD (3622 O.R. 553)
- (PLAT) - DIMENSION PER PLAT OF "FOOTHILLS SOUTH, UNIT ONE, AMENDED" (19 M.A.P. 18)
- O.R. - OFFICIAL RECORDS
- Y.C.R.O. - YAVAPAI COUNTY RECORDER'S OFFICE

CLASS B DRAINAGE EASEMENT (D.E.) CREATED BY THIS PLAT  
UNLESS DIMENSIONED, THESE EASEMENTS ARE 18 FEET IN  
WIDTH AND PARALLEL TO THE RESPECTIVE PROPERTY LINES.

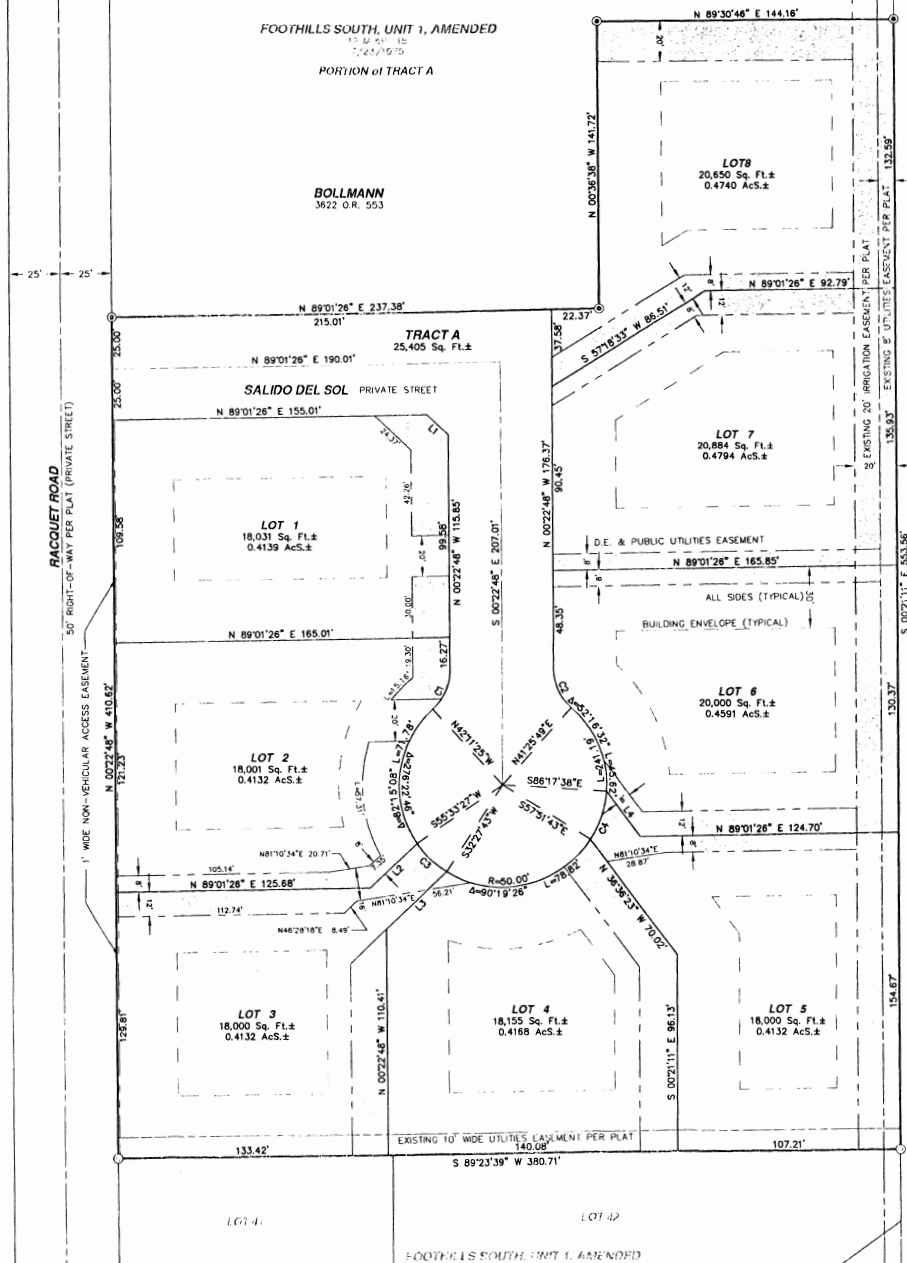
SCALE: 1" = 30'

COCOON NATIONAL FOREST

LINE	BEARING	DISTANCE
L1	S42°40'41"E	14.07'
L2	N46°28'18"E	31.39'
L3	N46°28'18"E	40.38'
L4	N36°35'23"W	27.44'

CURVE	RADIUS	DELTA	LENGTH
C1	25.00'	48°11'23"	21.03'
C2	25.00'	49°11'23"	21.03'
C3	50.00'	23°05'44"	20.15'
C4	50.00'	28°25'55"	24.81'

ALL CURVES ARE TANGENTIAL



FILE NO. 3827750  
PLATD AND RECORDED AT REQUEST OF  
LANDMARK ENGINEERING & SURVEYING, INC.  
March 30, A.D. 2005  
AT 3:31 O'CLOCK P.M.  
BOOK 53 of Maps & Plats  
PAGE 10  
RECORDS OF YAVAPAI COUNTY ARIZONA  
BOOK 53 of Maps & Plats  
County Recorder  
Anthony J. Saville

**STEWART TITLE & TRUST OF PHOENIX  
NON-INSURED**

2015-0044276 QCD  
eRecorded in Yavapai County, AZ Page 1 of 3  
Leslie M. Hoffman Recorder 09/15/2015 04:52:49 PM  
STEWART TITLE & TRUST - BILTMORE Fees: \$15.00

**When Recorded, Return To:**

Thomas J. Salerno, Esq.  
Stinson Leonard Street, LLP  
1850 N. Central Ave., Suite 2100  
Phoenix, AZ 85004

05501-3384

**QUIT CLAIM DEED**

Team Ventana, LLC, ("**Grantor**"), hereby quit claims to Elevations at Foothills South LLC. ("**Grantee**"), all right, title and interest in that certain real property situated in the County of Yavapai, State of Arizona, commonly referred to as 100 Racquet Road, Sedona, AZ 86336 (Assessor's Parcel Number: 408-11-243A) and further described as follows:

**SEE EXHIBIT "A" ATTACHED**

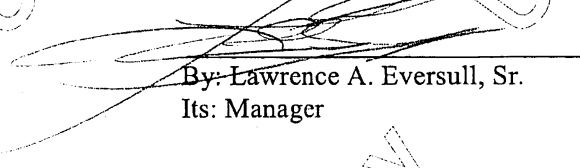
Grantor does hereby convey, release, and quitclaim all of the Grantor's rights, title, and interest in and to the above-described property and premises to the Grantee, and to the Grantee's heirs and assigns forever, so that neither Grantor nor Grantor's heirs, legal representatives or assigns shall have claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

**EXEMPT** from the Affidavit of Value Requirements by virtue of A.R.S. § 11-1134(5), A5

Dated: September 15, 2015

**Grantor:**

**Team Ventana, LLC,  
a Nevada limited liability company**

  
By: Lawrence A. Eversull, Sr.  
Its: Manager

**[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]**



STATE OF ARIZONA           )  
  ) ss.  
County of Maricopa        )

The foregoing Quit Claim Deed was acknowledged before me this 26<sup>th</sup> day of August, 2015, by Lawrence A. Eversull, Sr., Manager on behalf of Team Ventana, LLC, a Nevada limited liability company.

  
Notary Public

My Commission Expires: 3/31/2016



FELICIA KAUFMAN  
Notary Public—Arizona  
Maricopa County  
Expires on 03/31/2016

**Exhibit "A"**

**(Legal Description)**

Tract "A" of the Foothills South, Unit One Amended, according to the plat of record in Book 19 of Maps, Pages 18-19, records of Yavapai County, Arizona located in the Southeast Quarter of Section 15, Township 17 North, Range 5 East of the Gila, Salt River Base and Meridian, Yavapai County, Arizona;

Excepting from said Tract "A" the following described portion thereof;

Beginning at a ½ inch rebar with no identification found at the Southeast corner of said Tract "A";

Thence South 89 degrees, 23 minutes, 39 seconds West (South 89 degrees, 18 minutes, 38 seconds West record) a distance of 380.17 (381.20 record) feet to a ½ inch rebar with no identification found at the Southwest corner of said Tract "A";

Thence North 00 degrees, 22 minutes, 48 seconds West (North 00 degrees, 21 minutes, 00 seconds West record) a distance of 410.62 feet along the West line of said Tract "A";

Thence North 89 degrees, 01 minutes, 26 seconds East, a distance of 237.38 feet;

Thence North 00 degrees, 36 minutes, 38 seconds West, a distances of 141.72 feet;

Thence North 89 degrees, 30 minutes, 46 seconds East, a distance of 144.16 feet to the East line of said Tract "A";

Thence South 00 degrees, 21 minutes, 11 seconds East (South 00 degrees, 21 minutes, 00 seconds East record) a distance of 553.56 feet to the Point of Beginning;

The Basis of Bearings for this descriptions is South 89 degrees, 39 minutes, 00 seconds East (per B.L.M. Plat) along the North line of the Northwest Quarter of Section 14, Township 17 North, Range 4 East as monumented by B.L.M. Brass capped pipes.